## ASSIGN MEN'T OF RENT

AS USED IN THIS DOCUMENT TERM "FORD CITY BANK & TRUST CO." SHALL MEAN "COLE TAYLOR BANK/FORD CITY"

November 10 Chicago, Illinois...

Know all Men by these Presents, THAT THE FORD CITY BANK & TRUST CO.,

an Illinois Banking Corporation, not personally but as a Trustee under the provisions of a Deed or Deeds in Trust duly recorded and

delivered to said Bank in pursuance of a Trust Agreement dated

June 27, 1983

and known as trust

4035 , hereinaster called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt whereof are hereby acknowledged, does hereby assign, transfer and set over unto

## COLE TAYLOR BANK/FORD CITY

its successors and assigns (hereinafter called the Second Party), all the rents, earnings, income, issues and profits of and from the real estate and premises hereinafter described which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or verbal, or any letting of, possession of, or any agreement for the use or occupancy of, any part of the real estate and premises hereinafter described, which said First Party may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it; it being the intravion hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents corrings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate situated

in the County of \_\_\_\_\_COOK \_and State of Illinois, and described as follows, to-wit:

Lot 2 in Ipema a Third Alsip Industrial Subdivision of the West 1/2 of the South 20 acres of the North 40 acres of the West 1/2 of the South East 1/4 of Section 20, Township 37 North, Rarge 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as Address:

11615 South Austin Alaip, Illinois 60658

Permanent Real Estate Tax Number: 24-20-402-014-0000

G.C.O.

This Instrument Was Prepared By: Michael Lahti

5:0 Nest 79th Street Burlank, Illinois 60459

This instrument is given to secure payment of the principal sum of Two Hundred Sixty Thousand and no/100-----

and interest upon a certain loan secured by Trust Deed to

COLL TAYLOR BANK/FORD CITY

and recorder in the recorder's Office of above-named County, as Trustee dated November 10, 1987 conveying the real estate and premises hereinabove described, and this instrument shall remain in full force and effect until said loan and the interest thereon, and all other costs and charges which may have accrued or may percafter accrue under said trust deed, have been fully paid.

This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Trust Deed herein referred to and in the Note seer ed thereby.

Without limitation or any of the legal rights of Second Party as the absolute assignce on hearths, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said trust deed above described, the First Party will, whet er before or after the note or notes secured by said trust deed is or are declared to be immediately due in accordance with the terms of said trust deed, or whether before or after the institution of any legal proceedings to foreclose the lien of said trust deed, or before or after any sale therein to forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to observe that possession of the said real extete and premises hereinabove described, or of any part thereof, personally or by its agents or a corneys, as for condition broken, and, in its discretion, may with or without force and with or without process of law, and without ary action on the part of the holder or holders of the indebtedness secured by said trust deed, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described, together with all documents, books, records, papers, and accounts of First Party relating thereto, and may exclude the First Party, its agents, or servants, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, better-ments, and improvements to the said real estate and premises as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as to it may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said trust deed, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same; and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party against any liability, loss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid:

(1) To the payment of interest on the principal and overdue interest on the note or notes secured by said trust deed, at the rate therein provided; (2) To the payment of the interest accrued and unpaid on the said note or notes; (3) To the payment of the principal of said note or notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges secured by or created under the said trust deed above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1) (2), (3), and (4), to the First Party.

inuse to the benefit of the respective executors, administrators, legal representatives, successors and exagens of each of the parties bereto. This instrument shall be assignable by Second Party, and all of the terms and provisions hereof shall be hinding upon and

to be a waiver of any of its, his, or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors or assigns shall have full right; power and surhority to enforce this agreement, or any of the ferms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit. The failure of Second Party, or any of its agents or artoneys, successors or asigns, to avail itself or themselves of any of the period of time, at any time or times, thall not be construed or deemed

The payment of the note and release of the Trust Deed secuting said note shall theo operate as a release of this instrument.

the manner herein and in said principal note, provided. eruing herounder shall look solely to the promises hereby conveyed for the payment thereof, by the enforcement of the tien hereby created, in Co., personally are concerned, the legal holder of holders of said principal and interest notes and the owner of owners of any intellitedness acterral line and vigits to socutive becoming that the party of the party of the party bund and socially becoming the party of the party or implied herein contrained, all such liability, if any, being expressly waived by said party of the second partained by every person now or litter said principal notes or any interest that may accrue thereon, or any indebtedness accruing bereinder; or to perform any covenant either express unce-contained shuif de coustined as cicultur and findific on the suid titet paity of on suid ford City Bank and Thet Co. personally to pay the full power and authority to execute this instrument), and it is expressly understood and agreed that nothing itercan principal or interest This Assignment of Rentz is executed by Ford City Bank and Trust Co., not personally but as Trustee as aforested in it as such Trustee (and said Ford City Bank and Turst Co., horeby warrants that it possesses

## COOK COUNTY ILLINOIS

80088978

EI OI NA OE VON 1881

Sheary Public in and for said County, in the State aforesaid, Do Hereby Certify, that	STATE OF ILLINOIS
IHIS DUCALLE CITY.  By Assistant Vice President & Trust Officer  Assistant Vice President & Trust Officer  By Assistant Vice President & Trust Officer  By Assistant Vice President & Trust Officer  By Assistant Vice President & Trust Officer	ld Vita dispublisher an
and year first above written.  State of the state of the corporate seat to be hereunto affixed and artested by its Assistant Vice President and year first above written.	signed by its XXXIIII

IN WITNESS ". HI.REOF, Ford City Bank and Trust Co., not personally but as Trustee as aforesaid, in scaused these presents to b

80088388 CIALICO TRUST DIVISION Chicago, Winois 60652 ILY COMMISSION EXPIRES X 8/12/91 SHERRILL L. G. <sub></sub> ∃Alol≅≅o Notary Public NOVEMBEE Gravens under my hand and Notatial Seal this ं पन0ट . . . . . own free and woluntary act ag that free and woluntary act of page from as trustee as altheauth, for the the corporate seal of said Bunk, did affly the corporate seal of laid Bank to said lastrument ag sine samen sandwennesse. So is a fair of am of nwo alvellande sine policy, what bies to reside the relationship of the resident of the residen vice-resident-rull told the Pord the Port and Michael B. Lanti Sandra T. Russell, Trust Officer; COUNTY OF SOME